



Montpellier

 Nick  
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ESTATE AGENTS

# Montpellier

## Montpellier Spa Road, Cheltenham, GL50 1UL

### Guide Price £375,000 Leasehold Share of Freehold

**A 2 bedroom, raised ground floor apartment with its own private garden and secure parking, overlooking Montpellier Gardens.**

NO ONWARD CHAIN • reception hall • living/dining room • kitchen • 2 bedrooms • 2 shower rooms • private garden • secure underground parking space • wonderful outlook • video security entry system • gas central heating

#### Description

Situated in this iconic Cheltenham terrace overlooking Montpellier Gardens, and just a few hundred yards from the Promenade, this raised ground floor apartment benefits from its own private garden, and is offered for sale with no onward chain. The accommodation includes a secure communal entrance, reception hall, an open plan living/dining room with a glorious south facing aspect, and a separate kitchen with a range of integrated appliances. There are 2 double bedrooms and 2 shower rooms, the master with en suite, fitted wardrobes and double doors to the rear garden. Outside, there is a 2 tiered town garden with gated pedestrian rear access, and a secure undercroft parking space for 1 car. The property further benefits from gas central heating and a video security entry system.

#### Further Information:

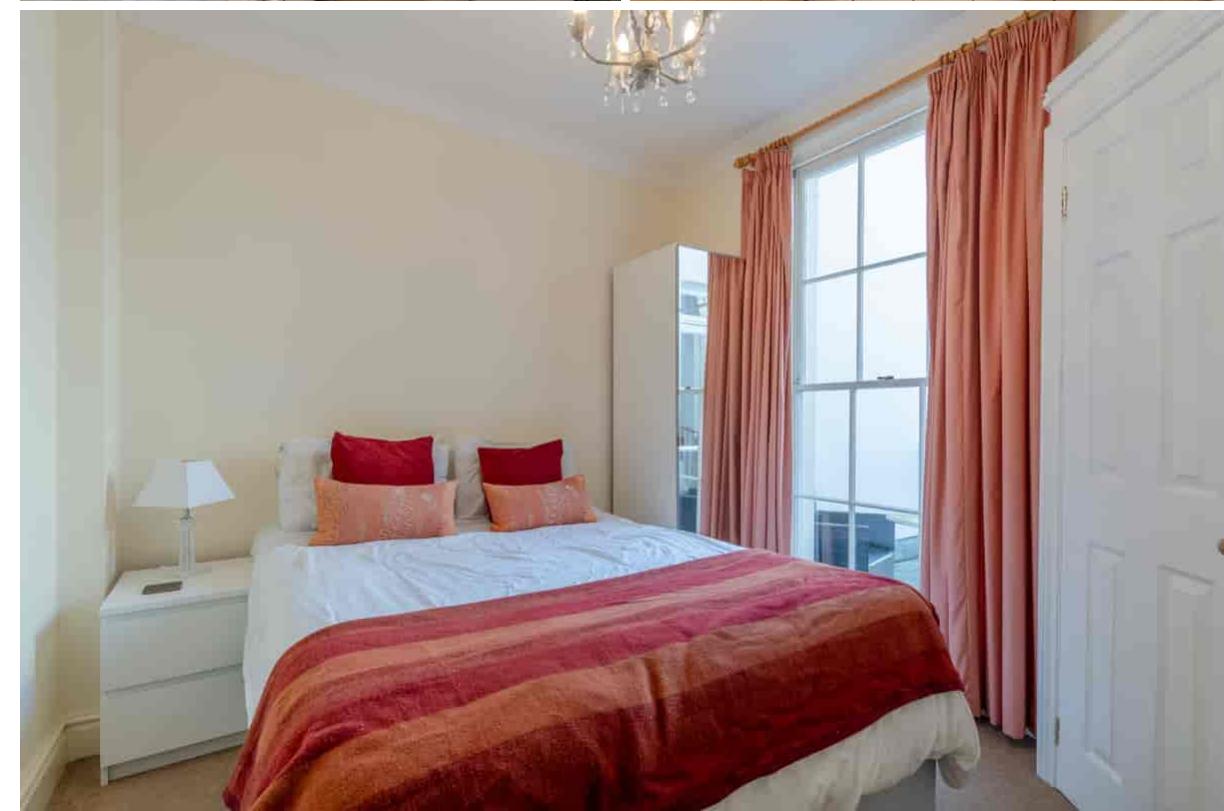
**Lease** 999 years as of 1995 - Share of Freehold. **Service Charge** Approx. £2820.02 per year. **Freeholder** Montpellier Apartments (Cheltenham) Management Company Limited. **Pets** Permission with written consent from management company. **Short Term Lets** Not Permitted. **Management Company** Cambray Property Management Limited.

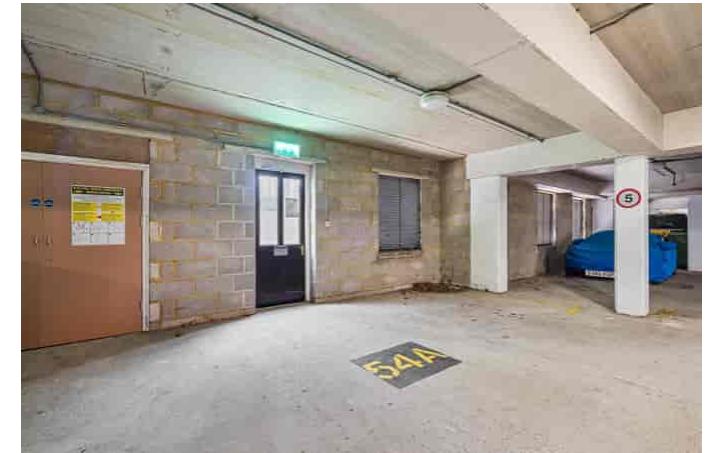
**Local Authority** Cheltenham Borough Council. **Tax Band** E. **Electricity** Mains.

**Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband**

Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

**Agents Note** At the furthermost point of the garden is a pedestrian access for the neighbouring properties.



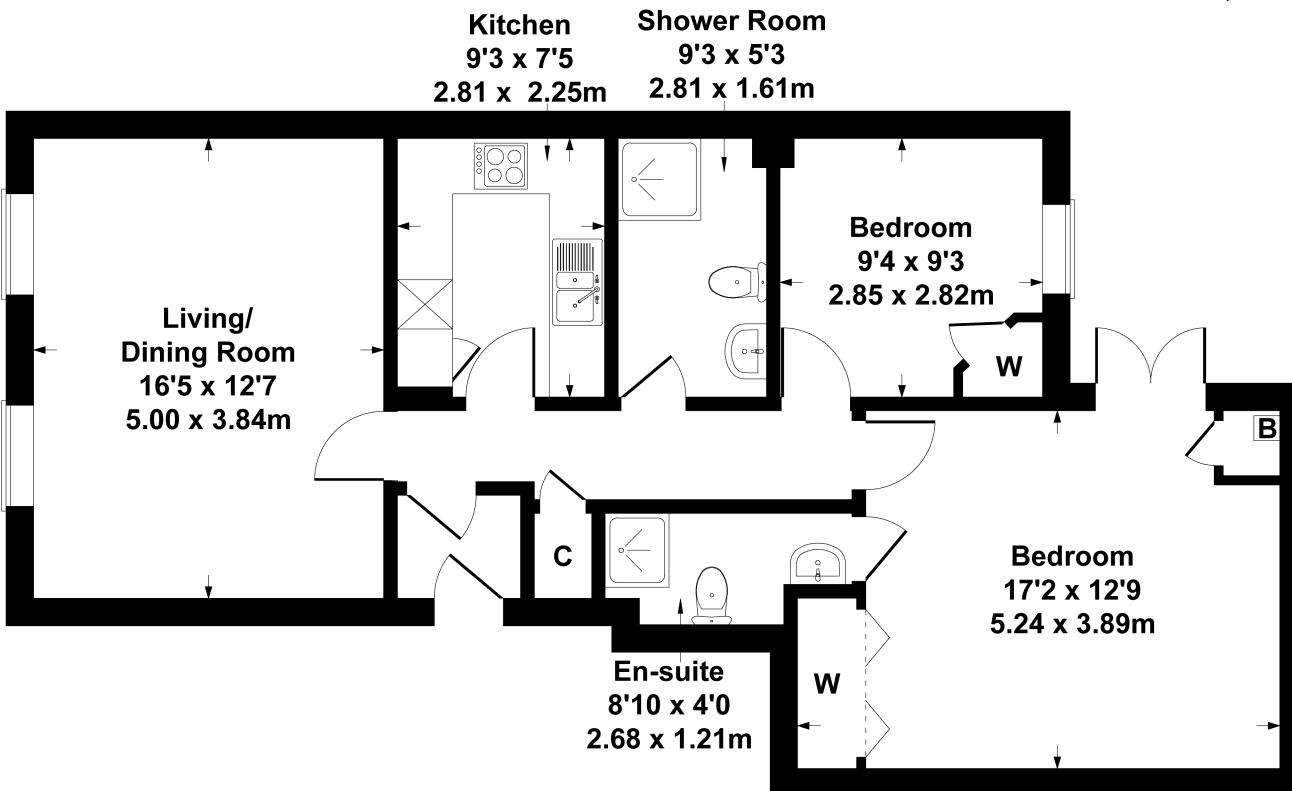


## Situation

Situated in the heart of Montpellier, yards from the fashionable bars, restaurants, boutiques, and parks. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

# 54A Montpellier Spa Road

Approximate Gross Internal Area  
House : 753 sq ft - 70 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		